

THTA Treasurer's Report

SUMMARY through October 2024

	October	October	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21330	21600	215,720	216,000	259,200
Miscellaneous income	0	436	4,212	4,358	5,230
Interest income	385	333	3,482	3,333	4,000
Total Income	21715	22369	223,414	223,692	268,430
Expenses					
Operations	533	1075	11,283	10,754	12,905
Utilities	8775	7623	77,217	76,233	91,480
Landscape	9252	6792	65,116	67,917	81,500
Pool operations	0	333	2,275	3,333	4,000
Painting - General	0	42	60	417	500
Maintenance	16	125	779	1,250	1,500
HOA loan payment	2797	2797	27,966	27,970	33,564
Reserve fund accrual	2500	2500	25,000	25,000	30,000
Painting reserve accrual	833	833	8,333	8,333	10,000
Reserve fund interest accrual	385	333	3,482	3,333	4,000
Total Expenses	25090	22454	221,511	224,541	269,449
Net	-3,375	-85	1,903	-849	-1,019

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a) Utilities remained higher due to higher water usage during the month. This should now tail off with the start of the rainy season!
 - b) Landscaping higher due to extra work completed above the normal landscaping contract work - irrigation repair, Walnut side bench and bark mulch.
3. Treasurer's comments:
 - a) Painting Reserves now positive. Future reserve accruals will need to be increased, most likely starting in 2026.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Replace pool drain cover - \$200 estimate, Linda Nimmo
 - b) Stream bank stabilization - \$4,000. TBD
6. Maintenance projects paid from the Site Maintenance Reserve account
 - a) Pool fence gate repair - \$830
 - b) Pool house support beam replacement - \$560
 - c) Pool house electrical work - \$883
 - d) Clubhouse and pool house electrical repair - \$4,156

- e) Pool sealed light fixture - \$1,584
- f) Stain Clubhouse Deck - \$1,375
- g) Storm drain repair by 2884 - \$2,275
- h) Storm drain repair by 2872-2874 - \$3,220
- i) Replace clubhouse support beam – 3,650
- j) Exterior lighting - \$472
- k) Stream bank stabilization - \$977
- l) Stream bank stabilization (5b in progress) - \$872

7. HOA loan remaining principle, \$186,908 through payment 44 of 120.

Please direct questions to John Shea, Treasurer, John@thta.org, 541 754-6832

**Site Maintenance Reserves
Summary through October 2024**

Beginning Balance		31,492
Income		
Accrual from operations	25,000	
Interest income	3,482	
Total Income		28,482
Expenses		
Pool fence gate repair	830	
Pool house support beam	560	
Clubhouse electrical repair	4,156	
Pool sealed light fixture	1,584	
Storm drainage by 2884	2,275	
Storm drainage by 2872-2874	3,220	
Clubhouse deck staining	1,375	
Stream Bank Stabilization	1,849	
Clubhouse Support Beam	3,650	
Exterior Lighting	472	
Pool House Electical Repair	883	
Total Expenses		20,855
Ending Balance		39,119

Painting Reserves

Summary through October 2024

Beginning Balance		-8,135
Income		
Accrual from operations	8,333	
Total Income		8,333
Expenses	0	
Total Expenses		0
Ending Balance		199

Road Improvement Reserves

Summary through October 2024

Income		
HOA loan (received 2/2021)	275,000	
Total Income		275,000
Expenses		
Loan fee	500	
2021 road repair and repaving	188,365	
2022 road repair and repaving	36,134	
Total Expenses		224,999
Ending Balance		50,001

THTA Balance sheet as of 10/31/2024

OS Checking	2,067	Operations	21,277
OS Savings	5	Pre-paid HOA assessments	10,076
Live Oak Bank	118,689	Site Maintenance reserves	39,119
Undeposited funds	0	Painting reserves	199
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	0
Total	120,761		120,761